



Community Development Department  
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## MEMORANDUM City of Beaverton

Community Development Department

**To:** Interested Parties

**From:** City of Beaverton Planning Division

**Date:** June 29, 2018

**Subject:** **CU2018-0010/DR2018-0070 Elmonica Portables**

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Please find attached the Notice of Decision for **CU2018-0010/DR2018-0070 - Elmonica Portables**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decisions for CU2018-0010/DR2018-0070 (Elmonica Portables), is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

***The appeal closing date for CU2018-0010/DR2018-0070 - Elmonica Portables, is 4:30 p.m., Tuesday, July 11, 2018.***

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 4<sup>th</sup> Floor, Beaverton Building/City Hall; 12725 SW Millikan Way between 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays. For more information about the case file, please contact Sambo Kirkman, Senior Planner, at (503) 526-2557.

**Accessibility information:** *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact **Sambo Kirkman** by calling 711 **503-526-2557** or email [skirkman@beavertonoregon.gov](mailto:skirkman@beavertonoregon.gov)*



## STAFF REPORT

DATE: June 28, 2018

TO: Interested Parties

FROM: Sambo Kirkman, AICP, Senior Planner

PROPOSAL: **Elmonica Portables**

LOCATION: 16950 SW Lisa Street  
Assessor's Map # 1S106AD Tax Lot 1101

ZONING: R7 (Urban Standard Density)

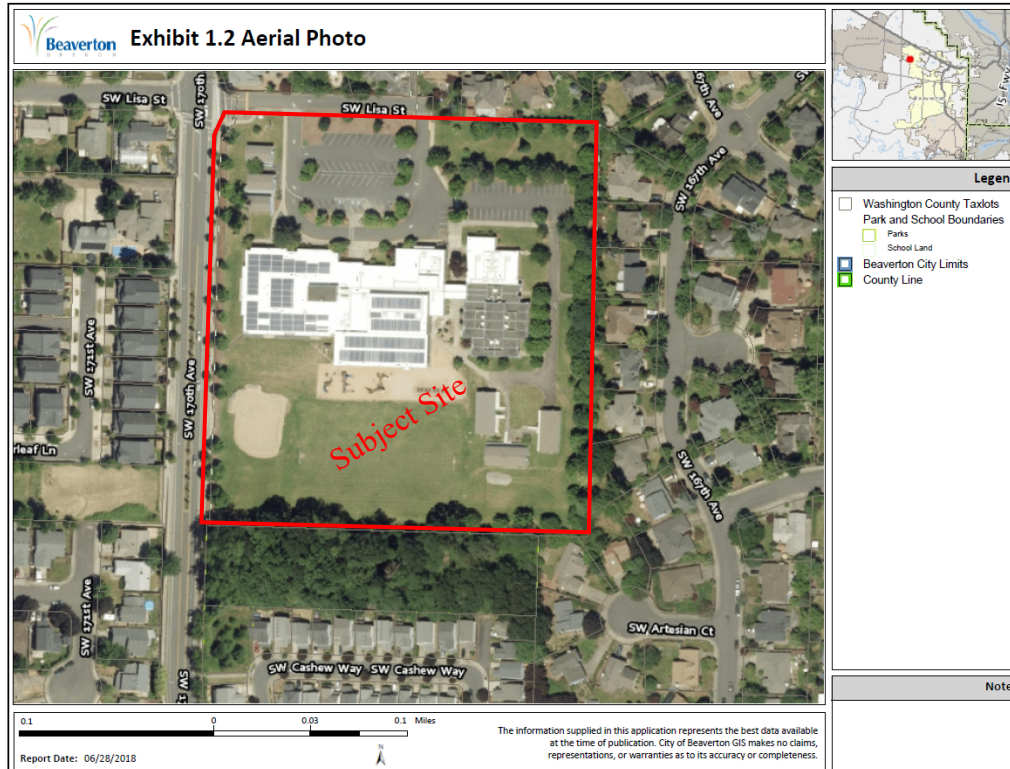
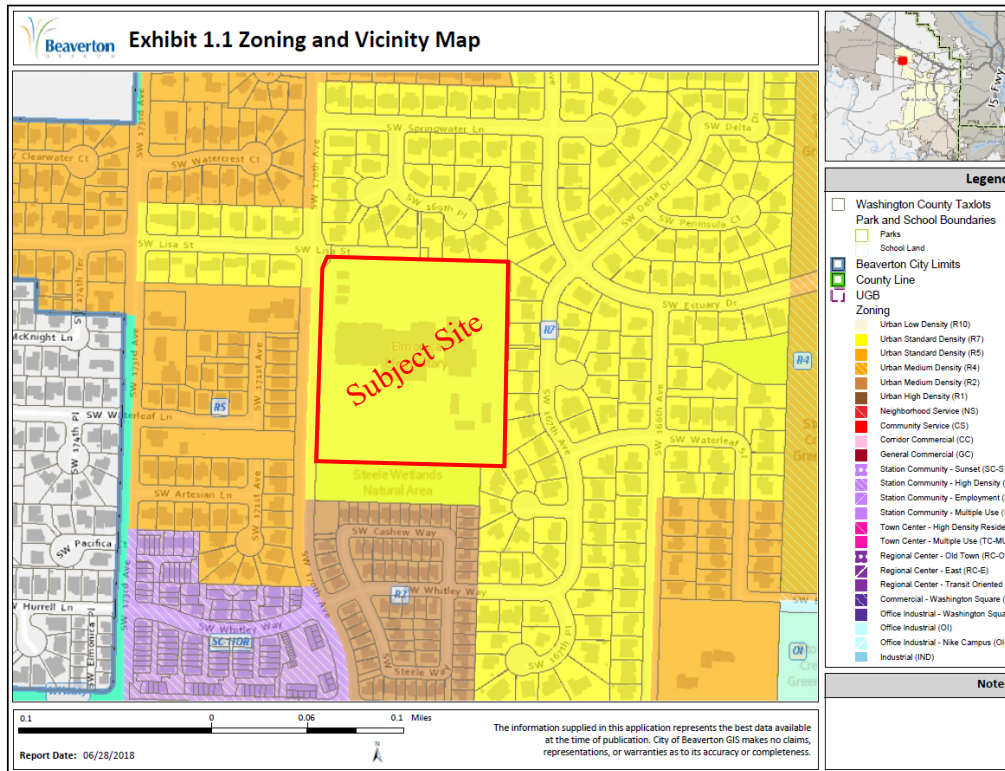
SUMMARY: The applicant requests approval of Minor Modification of a Conditional Use and Design Review Two applications for placement of 2 additional portables on-site for a total of 4 additional classrooms in order to accommodate additional student population. Minor Modification of a Conditional Use is required as the applicant is adding portable classrooms on the site.

PROPERTY OWNER: Beaverton School District  
16550 SW Merlo Road  
Beaverton, OR 97003

APPLICANT'S REPRESENTATIVES: Angelo Planning Group  
921 SW Washington Street, Suite 468  
Portland, OR 97205

RECOMMENDATION: **APPROVAL of CU2018-0010/DR2018-0070 Elmonica Portables, subject to conditions identified at the end of this report.**

# ZONING/VICINITY/AERIAL MAP



## BACKGROUND FACTS

### Key Application Dates:

Application	Submittal Date	Deemed Complete	Final Written Decision Date	120-Day*
CU2018-0010	May 30, 2018	May 30, 2018	June 28, 2018	Sept. 27, 2018
DR2018-0070	May 30, 2018	May 30, 2018	June 28, 2018	Sept. 27, 2018

\* Pursuant to Section 50.25.9 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions:

<b>Zoning</b>	R7 (Urban Standard Density)	
<b>Current Development</b>	Elementary School	
<b>Site Size</b>	Approximately 9 acres	
<b>NAC</b>	Beaverton Central	
<b>Surrounding Uses</b>	<u>Zoning:</u>  North: R-7  South: R-7  East: R-7  West: R-2 and R-7	<u>Uses:</u>  North: Residential  South: THPRD Wetland Area  East: Residential  West: Residential

## DESCRIPTION OF APPLICATIONS AND TABLE OF CONTENTS

	<b>PAGE No.</b>
<b>Attachment A: Facilities Review Committee Technical and Recommendation Report</b>	FR1-8
<b>Attachment B: CU2018-0010</b>	CU1-2
<b>Attachment C: DR2018-0070</b>	DR1-9
<b>Attachment D: Conditions of Approval</b>	COA1-4

### **Exhibit 1: Zoning/Vicinity/Aerial Map**

### **Exhibit 2: Public Comments:**

- 2.1 Email from Lan Nguyen dated June 14, 2018: Lan Nguyen wanted to know if the proposal would impact their property. Staff responded to the e-mail on June 15, 2018, indicating that the plans do not appear to impact parcels on SW Cashew Way. Staff also stated we are willing to address any impacts that Lan Nguyen would like addressed, but no additional comments were submitted.
- 2.2 Letter from Burt and Sandra Kaplan dated June 17, 2018: The Kaplans opposed the applications based on the traffic impacts to the area. This issues will be addressed in Facilities Review Approval Criterion G.

### **Exhibit 3: Applicant Comments:**

- 3.1 Email from Frank Angelo dated June 26, 2018: Mr. Angelo responded to the issue raised by Burt and Sandra Kaplan. Mr. Angelo's comments were added to the finding in Facilities Review Approval Criterion G.

**FACILITIES REVIEW COMMITTEE  
TECHNICAL REVIEW AND RECOMMENDATIONS  
CU2018-0010/DR2018-0070 – ELMONICA PORTABLES**

**Section 40.03 Facilities Review Committee:**

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Director's Decision, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

**The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the applications as identified below:**

- The proposal is for a Minor Modification of a Conditional Use and Design Review Two approval to add two portables to create four additional classrooms to accommodate the projected student population for the 2018/2019 school year.

***A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.***

**FINDING:**

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

**Water, Sewer, Storm Water**

The applicant states that the critical facilities available to serve the elementary school can serve the proposed development. The City Engineer in review of the proposal has determined that by meeting the conditions of approval at the end of this report, this increase in floor area will not impact the level of facilities and services available. The capacity of the existing systems is adequate to support any modest increase to be expected from the proposal.

**Transportation**

The proposal is to add two portables to the existing elementary school site to be located in two areas currently used as field space. The portables will connect to the existing internal pedestrian circulation system and is not expected to adversely impact the existing transportation system.

#### Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). TVF&R have not provided conditions of approval related to this proposal, however TVF&R requirements, will be verified at the time of Site Development Permit issuance.

The Committee finds that the proposed development will provide the required critical facilities, as conditioned.

**Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion.**

- B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.***

#### **FINDING:**

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities.

The applicant states that existing elementary school has all of the essential services to support the existing uses on the site as well as the proposed portables. The existing pedestrian system can accommodate the anticipated use and the proposal includes walkways connecting the proposed structures to the existing on-site system. Staff finds essential facilities and services are available to serve the proposed development.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

FINDING:

The property is zoned Residential Urban Standard Density (R-7). Educational institutions are a conditional use in this zone. The applicant has submitted a minor modification conditional use application to address the expansion of this use. The site complies with the minimum land area, minimum lot dimension, and minimum setback requirements for the R-7 zone. Staff also refers to the table summary for chapter 20 development standards hereto.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.***

FINDING:

Staff cites the findings in the Code Conformance Analysis Chart, at the end of the report, which evaluates the project as it relates to applicable Code requirements of Chapter 60. Staff will address Section 60.05. (Design Standards) to the separate findings prepared for Design Review Two. The applicant's response to D simply states that all applicable provisions of Chapter 60, primarily under Section 60.05, are addressed and met through the findings addressed as part of the narrative and plans.

Section 60.30 of the Development Code specifies a minimum number of required off-street parking spaces at one vehicle spaces per full-time employee and one long-term bike space per nine students. The site contains 72 parking spaces meeting the minimum number required for this school. For Elementary Schools, the Development Code Section 60.30.10.5.B requires one long-term bike parking space for every nine students. With the addition of the portables and the internal changes to the school, the school capacity will increase from 637 to 757 students. This requires a total of 84 bike parking spaces.

While staff concurs with the applicant the school sites are exempt from the required covered parking for long-term bicycle parking spaces, the minimum number of spaces are still required. There are currently 48 available bike parking spaces. There is a shortage of 36 spaces. The City's Traffic Engineer has provided conditions of approval for the development to provide the additional bicycle parking spaces. By meeting the condition of approval the proposal will meet the minimum bicycle requirements which will be verified at the time of Site Development Permit issuance.

No landscape changes are proposed for the site; however the two portables are to be located in the existing grass area on the site. The site will exceed the



minimum 15% landscaping requirement for the site, therefore the loss of grass area by the two portables will not result in adverse impacts to the quantity of required landscaping found on the site.

In summary of the above, staff finds the proposal to meet all applicable facility review provisions of chapter 60 by meeting the conditions of approval at the end of this report.

**Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.**

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.***

**FINDING:**

The applicant states that the Beaverton School District is the property owner and is responsible for the development and maintenance of the site. The proposal does not prevent the school district from adequately maintaining the site. Staff finds that adequate means can be provided to ensure continued and periodic maintenance.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

**FINDING:**

The proposal includes asphalt walkways connecting the portable at the existing walkway systems on the site. No additional work on the vehicular and pedestrian circulation is proposed or needed.

**Therefore, staff finds that the proposal will meet the criterion for approval.**

- G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.***

**FINDING:**

The applicant states the project does not include any modifications to the vehicular access, circulation or parking areas on the site. The city received public opposition to the addition of the two portables due to the increase in traffic that effect the neighboring residential streets (see Exhibit 2.2). The City is not aware of this issue on 167<sup>th</sup> Avenue, and the city cannot enforce parking if parents chose to park to pick their children up as it is a public right-of-way. The school district can work with the parents on better ways to deliver and pick-up students. The applicant's representative provided a response (see Exhibit 3.1) identifying mitigation measures the school district has implemented to address traffic impacts. The school district will also look further into this issue.

Staff cite the findings in Criterion F as applicable to this criterion and also cites the findings stated in response to Criterion D herein.

**Therefore, staff finds that the proposal meets the criterion for approval.**

***H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.***

**FINDING:**

The Deputy Fire Marshal has reviewed the proposal and finds that the application as proposed, will meet the intent of the fire code for fire department access to and through the entire site. The internal fire protection facilities and structures will be reviewed as part of the building permit application.

**Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.**

***I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

**FINDING:**

The applicant states the portables will meet adopted City codes and standards and that existing fencing, vision clearance, and lighting on the site will provide protection from crime and accidents. The applicant states lighting is proposed at the entrances of the portables. Plans submitted to the city demonstrate compliance with the City's Technical Lighting standards (60.05)

**Therefore, staff finds that the proposal meets the criterion for approval.**

- J. *Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

**FINDING:**

The applicant states that minimal grading is expected with this proposal and thereby not expected to affect neighboring properties. Staff has reviewed the preliminary proposed grading plan and finds no adverse effect on neighboring properties, public right-of-way or the public storm system.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- K. *Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

**FINDING:**

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed with the Building Permit application. The applicant states that access to and into all publicly accessible parts of the buildings will be ADA accessible. Staff finds that review of the proposed plans at Site Development and Building Permit stages are sufficient to guarantee compliance with accessibility standards.

**Therefore, staff finds that the proposal meets the criterion.**

- L. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

**FINDING:**

The applicant submitted the land use applications on June 1, 2018. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

**Therefore, staff finds that the proposal meets the criterion.**

## Code Conformance Analysis

### Chapter 20 Use and Site Development Requirements Residential Urban Standard Density (R-7) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.05.20</b>			
Public Elementary School	Educational Institution are a conditional use.	The applicant is submitting a modification of a Conditional Use to add new students to the existing school with two portables.	<b>Yes</b>
<b>Development Code Section 20.05.15</b>			
Minimum Lot Area	7,000	Lot size is not being modified with this proposal and is approximately nine acres.	<b>N/A</b>
Yard Setbacks Minimums: Front Side Rear	17-feet 5-feet 25-feet	Proposed structures meet minimum setbacks.	<b>Yes</b>
Maximum Building Height	60 feet	Proposed structure is approximately 14 feet in height.	<b>Yes</b>

**Chapter 60 Special Requirements**  
**Residential Urban Standard Density (R-7) Zoning District**

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The proposal is to add two portables on the existing elementary school site.	<b>See DR Findings</b>
<b>Development Code Section 60.30 – Off-Street Parking</b>			
Off-street motor vehicle parking	<u>Educational Institutions:</u> <u>Elementary School I</u> 1 space per number of full-time employees (FTE)	The applicant proposal will result in two new full-time staff members for a total of 63 FTE. The site contains 72 parking spaces.	<b>Yes</b>
Off-street bicycle parking	<u>Educational Institutions:</u> <u>Elementary School</u> Short-term: None Long-term: 1 space per number 9 students	The applicant's proposal does not include additional bike parking spaces; however, based on the increase in students to the school, the proposal will require an additional 36 bicycle parking spaces on the site.	<b>Yes- with COA</b>
<b>Development Code Section 60.55 – Transportation</b>			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	<b>Yes</b>

**ANALYSIS AND FINDINGS FOR APPROVAL  
ELMONICA PORTABLES  
CU2018-0010**

**Section 40.15.15.1.C Minor Modification of a Conditional Use Approval Criteria:**

*In order to approve a Minor Modification of a Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

**1. *The proposal satisfies the threshold requirements for a Minor Modification of a Conditional Use application.***

**FINDING:**

The applicant proposes placement of two additional portables on-site for a total of four additional classrooms in order to accommodate anticipated additional student population. Pursuant to the threshold identified CDC Section 40.15.15.1.A.5, Minor Modification of a Conditional Use is required since the proposals is to add portable classrooms on the site.

**Therefore, staff finds the proposal meets the criterion for approval.**

**2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

**FINDING:**

The applicant paid the required fee associated with a Minor Modification of a Conditional Use.

**Therefore, staff finds the proposal meets the criterion for approval.**

**3. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

**FINDING:**

The applicant submitted the application on May 30, 2018 and was deemed complete on the same day as requested by the applicant. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 4. *The existing use has been approved as a Conditional Use as governed by the regulations in place when the use was established and complies with the applicable conditions of the Conditional Use approval.***

**FINDING:**

There have been other Conditional Use approvals for Elmonica Elementary School. The applicant states that the additions and site improvements will comply with all conditions of approval. The addition of two portables are ancillary to the site and is not expected to impact school operation. The proposal is to provide adequate class space for the increase student attendance.

**Therefore, staff finds the proposal meets the criterion for approval.**

- 5. *The proposal will not remove or modify previously established conditions of approval for the prior Conditional Use consistent with Section 50.95.6 of the Development Code.***

**FINDING:**

The applicant states that the proposal will not affect previous conditional use approvals. While the addition of two portables to the school site will increase the number of students, the portables are not expected to change the operation of the school.

**Therefore, staff finds the proposal meets the criterion for approval.**

- 6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

**FINDING:**

The applicant has submitted this Minor Modification of a Conditional Use application and the associated Design Review Two application for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently staff will review both applications at once.

**Therefore, staff finds the proposal meets the criterion for approval.**

**Recommendation**

Based on the facts and findings presented, staff recommends **APPROVAL** of **CU2018-0010 (Elmonica Portables)**, subject to the conditions below (Attachment D).

**ANALYSIS AND FINDINGS FOR  
DESIGN REVIEW TYPE TWO APPROVAL  
ELMONICA PORTABLES  
DR2018-0070**

**Section 40.20.05. Design Review Applications; Purpose**

*The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.*

**Section 40.20.15.2.C Approval Criteria**

*In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. *The proposal satisfies the threshold requirements for a Design Review Two application.***

**FINDING:**

The applicant proposes placement of 2 additional portables, with associated site improvements, for a total increase in square footage to the site by approximately 3,600 square feet. This request meets threshold no.5 for Type Two Design Review identified in CDC Section 40.20.15.2.A.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

**FINDING:**

The applicant paid the required associated fee for a Design Review Two application.

**Therefore, staff finds that the proposal meets the criterion for approval.**



**3. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

**FINDING:**

The applicant submitted the application on May 30, 2018 and was deemed complete on the same day as requested by the applicant. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

**Therefore, staff finds that the proposal meets the criterion for approval.**

**4. *The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).***

**FINDING:**

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

**Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.**

**5. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:***

**FINDING:**

Staff cites the Design Review Standard Analysis chart which evaluates the proposal's compliance with Design Review Standards. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

**Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.**

- 6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

**FINDING:**

The applicant has submitted this Design Review Type Two application and the associated Minor Modification of a Conditional Use application for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently staff will review all two applications at once

**Therefore, staff finds the proposal meets the criterion for approval.**

**Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2018-0070 (Elmonica Portables)**, subject to the conditions below (Attachment D).

**Design Review Standards Analysis**  
**Section 60.05.15 Building Design and Orientation**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Building Articulation and Variety</b>		
<b>60.05.15.1.B</b> Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion...30% articulation and variety	The portable located southwest of the main building is adjacent to the public street. The applicant states the west elevation is articulated with grooved panel siding and an off-set cabinet.	<b>Yes</b>
<b>60.05.15.1.C</b> Max 40' between architectural features	The eastern and western elevations of both portables are 28 feet, meeting this standard. The south and north elevations are 64 feet containing doors and windows. These architectural features are spaced less than 40 feet.	<b>Yes</b>
<b>Roof Forms</b>		
<b>60.05.15.2.C</b> Roofs with pitch less Than 4:12 shall be articulated with a parapet wall or decorative cornice	The applicant states the sloped roofs of the existing portables are similar the roof design of the existing buildings on site.	<b>YES</b>
<b>60.05.15.2.D</b> New structures in existing development be similar	The applicant states the sloped roofs and materials of the portables are similar to the slope and materials of the existing buildings on the site. Staff concurs that the design of the roof is similar to other portables found on the site.	<b>YES</b>
<b>Primary Building Entrances</b>		
<b>60.05.15.3</b> Weather protection for primary entrance	The applicant states that while the portables contain multiple entrances, these are not the primary entrance. The primary entrance is the main building in which no changes are proposed.	<b>N/A</b>
<b>Exterior Building Materials</b>		
<b>60.05.15.4.B</b> Maximum 30% of primary elevation to be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard	The elevations on the portables contain Fir T-1 siding with vertical banding. The portables are not made of unfinished concrete, concrete block, plywood or sheet pressboard.	<b>YES</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>60.05.15.4.C</b> Non-residential foundations	Concrete blocks are used as foundation materials, but are less than three feet above grade. No portion of the storage building is constructed from concrete or concrete block.	<b>YES</b>
<b>Roof-Mounted Equipment</b>		
<b>60.05.15.5.A through C</b> Equipment screening	No roof mounted equipment is proposed with this application.	<b>N/A</b>
<b>Building Location and Orientation along Streets in MU and Com. Districts</b>		
<b>60.05.15.6.A-F</b>	The subject site is not located in a Multiple Use or Commercial zoning district.	<b>N/A</b>
<b>Building Scale along Major Pedestrian Routes</b>		
<b>60.05.15.7.A -C</b>	The school is not located along a major pedestrian route.	<b>N/A</b>
<b>Ground Floor Elevation on Commercial and Multiple Use Buildings</b>		
<b>60.05.15.8.A</b> Glazing required	The proposal is not a commercial or multiple use building.	<b>N/A</b>

### Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Connections to the public street system</b>		
<b>60.05.20.1</b> Connect on-site circulation to existing and planned street system	The proposal does not include changes to the existing on-site connections and the street system.	<b>N/A</b>
<b>Loading Areas, solid waste facilities and similar improvements</b>		
<b>60.05.20.2.A-E</b> Screen from public view	No additional outdoor storage areas or loading docks are proposed.	<b>N/A</b>
<b>Pedestrian Circulation</b>		
<b>60.05.20.3.A</b> Link to adjacent facilities	No planned pedestrian connections are expected in the vicinity of the new portables.	<b>N/A</b>
<b>60.05.20.3.B</b> Direct walkway connection	The proposal does not include changes to the existing walkway connections from the primary entrance of the school and the street.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>60.05.20.3.C</b> Walkways every 300'	The proposal does not include changes to existing walkways into the site.	N/A
<b>60.05.20.3.D</b> Physical separation	Pedestrian connections through parking lots are not proposed.	N/A
<b>60.05.20.3.E</b> Distinct paving	No pedestrian connections through driveways or access aisle are proposed with this application.	N/A
<b>60.05.20.3.F</b> 5' minimum width	The applicant states the proposed pedestrian walkways connecting the portables to the existing building will have a minimum of five-foot wide unobstructed path and are paved with "asphaltic" concrete.	YES
<b>Street Frontages and Parking Areas</b>		
<b>60.05.20.4.A</b> Screen from public view	No changes to existing parking area are proposed.	N/A
<b>Parking and Landscaping</b>		
<b>60.05.20.5.A-D</b> Parking area landscaping	No changes to existing parking area are proposed.	N/A
<b>Off-Street Parking Frontages in Multiple-Use Districts</b>		
<b>60.05.20.6</b> Off-street parking frontages	The site is not in a Multiple-Use district.	N/A
<b>Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts</b>		
<b>60.05.20.7.A-B</b> Required sidewalk widths	The site is not located in a Commercial or Multiple-Use district.	N/A
<b>Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts</b>		
<b>60.05.20.8.A</b> Drive aisles to be designed as public streets, if applicable	No new drive aisles are proposed, therefore this Section does not apply.	N/A
<b>Ground Floor uses in parking structures</b>		
<b>60.05.20.9</b>	No parking structures are proposed.	N/A

## Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Minimum Landscaping</b>		
<b>60.05.25.5.A.1</b> Minimum landscape 15%	The subject site is an elementary school with athletic fields. The applicant's plans shows that more than 15% of the subject site is landscaped.	<b>YES</b>
<b>60.05.25.5.B</b> Planting Requirements	The applicant states that the site currently conforms to the minimum landscaping requirements and no new landscaping areas are proposed.	<b>N/A</b>
<b>60.05.25.5.C</b> Pedestrian Plaza	No pedestrian plaza is proposed with this application	<b>N/A</b>
<b>60.05.25.5.D</b> Foundation Landscaping	The western elevation of the portable located southwest of the existing school building is within 200 of an abutting right-of-way and has no windows. The vegetation identified by the applicant does not meet the intent of this standard to provide vegetation at the foundation of the building in lieu of windows. Staff recommends a condition that a landscape plan be provided prior to issuance of a Site Development Permit showings plantings that includes one tree and nine evergreen shrubs planted 3 feet on center along the west elevation of the portable at the southwest corner of the main building.	<b>YES w/COA</b>
<b>Retaining Walls</b>		
<b>60.05.25.8</b> Retaining Walls	No retaining walls are proposed with this application.	<b>N/A</b>
<b>Fences and Walls</b>		
<b>60.05.25.9</b> Fences and Walls	No fences are proposed within the front yard of the subject site.	<b>N/A</b>
<b>Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines</b>		
<b>60.05.25.10</b> Minimize grade changes	No grade changes are proposed within 25 feet of the property lines.	<b>N/A</b>
<b>Integrate water quality, quantity, or both facilities</b>		
<b>60.05.25.11</b> Location of facilities	No stormwater swales are proposed to be located between the street and existing building.	<b>YES</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Natural Areas</b>		
<b>60.05.25.12</b> No encroachment into buffer areas.	The applicant does not propose work within the wetland and Significant Grove located south of the subject. The applicant submitted Clean Water Services Pre-Screening documentation.	<b>N/A</b>
<b>Landscape Buffering Requirements</b>		
<b>60.05.25.13</b> Landscape buffering between contrasting zoning districts or non-residential use in the residential zone.	The applicant states that while the school use is a non-residential use in a residential zone, the side and rear property line contains sufficient trees and vegetation to meet this standard. However the B-3 buffer standard requires that a sight-obscuring fence be provided along with trees, evergreen shrubs and live groundcover. The existing condition does not provide adequate screening. Staff recommends that prior to issuance of the site development permit, a landscape plan is provided showing sight obscuring fencing is provided along the eastern property line in the area of the new portable. Additional vegetation shall be planted to include evergreen shrubs that reach a minimum height of four feet within two years spaced 3-feet on-center. Staff recommends standard conditions to ensure the survivability of the plantings.	<b>Yes w/ COA</b>

### Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Adequate on-site lighting and minimize glare on adjoining properties</b>		
<b>60.05.30.1.A-E</b> Lighting Design Standards	The portables will have wall mounted lights at the entrances of each classroom illuminating the stairs and ramps. Pole mounted luminaires, lighted bollards, and canopy lights are not proposed. By meeting the conditions of approval, the proposed canopy lighting will meet the City's Technical Lighting Standards.	<b>YES w/ COA</b>
<b>Pedestrian-scale on-site lighting</b>		
<b>60.05.30.2.A-C</b> Pedestrian Lighting	Pole mounted luminaires and lighted bollards are not proposed. By meeting the conditions of approval, the proposed wall mounted lights will meet the City's Technical Lighting Standards.	<b>YES w/COA</b>



**CONDITIONS OF APPROVAL****A. Prior to issuance of the site development permit, the applicant shall:**

1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (April 2017, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
3. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
4. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site or individual tax lots if applicable. (Site Development Div./JJD)
5. Have the ownership of the subject property guarantee all public improvements, site grading, erosion control, and any other regulated private site improvements by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
6. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)

7. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
8. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
9. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
10. Provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing #945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. (Site Development Div./JJD)
11. Provide final construction plans and a final drainage report. (Site Development Div./JJD)
12. Provide plans that delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100 year inundation level shall be identified. (Site Development Div./JJD)
13. Pay a storm water system development charges (\$1 per square foot of new impervious surface for quality, and the normal ESU quantity (winter detention, and overall system conveyance). (Site Development Div./JJD)
14. The applicant shall provide a landscape plan showing plantings that include the following: one tree and nine evergreen shrubs planted 3 feet on center along the west elevation of the portable to be located in close proximity of SW 170<sup>th</sup> Avenue. (Planning/SK)
15. The applicant shall provide a landscape plan showing sight obscuring fencing is provided along the eastern property line in the area of the new portable and additional vegetation is planted in this area to include evergreen shrubs that reach a minimum height of 4 feet within two years spaced 3-feet on-center. (Planning/SK)

**B. Prior to building permit issuance, the applicant shall:**

16. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
17. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for first inspection from the Building Division. (Site Development Div./JJD)
18. Provide plans that shows 36 additional new bike parking spaces located within 100 feet from the main entrance (18 staple kind 30"X36" bike racks) per Section 740 of the Engineering Design Manual (Transportation /JK).

**C. Prior to occupancy permit issuance, the applicant shall:**

19. Have substantially completed the improvements as determined by the City Engineer. (Site Development Div./JJD)
20. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
21. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)
22. Ensure all site improvements, including landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SNK)
23. Ensure installation of all exterior lighting is completed in accordance with the plans and fixture details marked "Exhibit C", except as modified by the decision making authority in conditions of approval (On file at City Hall). Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. Illumination of internal light fixtures shall meet the minimum 1.0 foot-candle standard within the site boundaries and shall not exceed 0.5 foot-candle outside at the property line. (Planning/SNK)
24. Ensure landscaping is completed in accordance with plans approved with the Site Development Permit. (Planning/SNK)

25. Ensure site-obscuring fencing is completed in accordance with the elevations and plans approved with the Site Development Permit. (Planning/SNK)
26. Ensure new landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning/SNK)
27. Ensure that the planting of all deciduous trees have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 6 feet at the time of planting. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning/SNK)

**D. Prior to release of performance security, the applicant shall:**

28. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)

**Sambo Kirkman**

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**From:** Sambo Kirkman  
**Sent:** Friday, June 15, 2018 8:55 AM  
**To:** 'Lan Nguyen'  
**Subject:** RE: Elmonica Elementary School Portables - Case file no: CU2018-0010 / DR2018-0070.

Ms. Nguyen,

The school is proposing to add two portables on the site. One is located southeast of the school near the existing three portables. The other is to be located in the southwest corner of the school located near SW 170th Avenue all located within the school's property. I am unaware of any impacts these portables will have to your property. However, if you have any specific issues with the project, I would be happy to address them. Feel free to contact me either by e-mail or at the phone number below.

Regards,

**Sambo Kirkman, AICP**  
503.526.2557

**From:** Lan Nguyen <nguyenphuonglan267@gmail.com>  
**Sent:** Thursday, June 14, 2018 8:53 PM  
**To:** Sambo Kirkman <skirkman@beavertonoregon.gov>  
**Subject:** Elmonica Elementary School Portables - Case file no: CU2018-0010 / DR2018-0070.

Hi Sambo,

My name is Lan Nguyen and my husband name is Minh Le, we are the owners of the property 16913 SW Cashew Way, Beaverton, OR 97006. I've just received the notice regarding the above mention, and I would like to ask you a question related to this project. Is it the project of Elmonica Elementary School Portables expand will affect my residential structure? If it will, I would like to request the compensation equal to its value at the current market price.

I am waiting for your feedback.

Thank you very much,

Best regards,  
Lan Nguyen.

June 17, 2018

**RECEIVED**  
CITY OF BEAVERTON

JUN 25 2018

Current Planning Division  
PO Box 4755  
Beaverton, OR 97076

COMMUNITY DEVELOPMENT

Re: CU2018-0010 / DE2018-0070, Elmonica Elementary School Portables

Dear Facilities Review Committee Members:

We oppose the installation of two additional portable buildings at the Elmonica Elementary School if this results in more students attending, and therefore more traffic on our residential street. Twice a day, cars are parked on both sides of the street, in front of the fire hydrant, nose in on our circle, and speeding down the narrowed corridor. Every day, we hope that no child will be killed or injured crossing the street to the pathway from 167<sup>th</sup> Avenue into the school. Some days, it is difficult for us and our neighbors to leave our homes, and it would be difficult for an emergency vehicle to get through due to the congestion.

Our neighbors have told us that the Homeowners Association has contacted the school district and the city, with no results. We feel that the school should change its policy to allow parents to pick up and drop off their children at the school. Perhaps there could be a staggered schedule, or bus children dismissed earlier, as possible solutions. In view of the fact that the school has not attempted to work with the HOA, it can only get worse with more classrooms.

We should add that we have always supported tax and other measures proposed for school funding, and have worked in public education ourselves. However, safety of children is paramount.

Yours truly,



Burt E. Kaplan

Sandra A. Kaplan

550 167<sup>th</sup> Avenue  
Beaverton, OR 97006

## Sambo Kirkman

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**From:** Frank Angelo <fangelo@angeloplanning.com>  
**Sent:** Tuesday, June 26, 2018 11:11 AM  
**To:** Sambo Kirkman  
**Cc:** Steve Sparks - Beaverton School District (Steven\_Sparks@beaverton.k12.or.us); krista hawkins  
**Subject:** Elmonica Portables - Neighbor's Letter

Sambo – thanks for forwarding the letter from the neighbors regarding the Elmonica Portables. I've discussed the comments with the District and offer the following response:

The placement of two portable classroom buildings at Elmonica ES is required to provide classroom capacity for students already at Elmonica and for new students from approved development projected to attend Elmonica in Fall 2018. The portables will not bring new children to the school – the portables are responding to an impact created by surrounding residential development. The District encourages students to walk to their neighborhood schools and there are pathways that serve Elmonica. Additionally, the school changed its dismissal to a staggered system in SY 17-18 to lessen the impact of traffic in the neighborhood. We will discuss the situation with the District's Public Safety Department to see if steps can be taken to address the concerns of the neighbors. The District regards student safety as its number one priority and will always work to identify ways to improve student safety at all schools.

Thanks, and if you have any questions please give me a call.  
Frank



**Frank Angelo** / Principal

503.227.3664 / [fangelo@angeloplanning.com](mailto:fangelo@angeloplanning.com)  
921 SW Washington St. Suite 468  
Portland OR 97205  
<http://www.angeloplanning.com>